



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: _____

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
 ☐ Urban Development (UD) ☐ Rural Development (RD)
 ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies*

Project Name: Oliver Ranch

Owner/Agent: HPK Ventures, Ltd. Phone: (512) 342-7818 Fax: (512) 342-0458

Address: 4705 Spicewood Springs, Suite 200 Zip code: 78759

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: _____

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Drake Thompson E-mail: dthompson@pape-dawson.com

October 16, 2003

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City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

875 Acres more or less out of County Block 4847, 4848 & 4865 Bexar County, Texas

Existing zoning: N/A

Proposed zoning: N/A

Projected # of Phases: N/A

Number of dwelling units (lots) by Phases: (Mixed Use Development with multiple Owner's & Land Uses)

Total Number of lots: divided by acreage: = Density: 4.12

(PUD Only) Linear feet of street ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: divided by total acreage: = Open space %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.):

(PUD Only) Construction start date:

(PUD Only) X/Y coordinates at major street entrance: X: Y:

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal Ferguson map grid: 451

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Oliver Ranch No. 662C

Is there a corresponding PUD for this site? Name Oliver Ranch No. 99028C

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Oliver Ranch Unit-6A Phase I No. 200042

Name Oliver Ranch Unit-50 Phase I No. 200050

Name Oliver Ranch Unit-11 Phase III No. 200052

October 16, 2003

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04 MAR 32 AM 7:08
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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Technical Review

(Continued)

- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
- (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
- (b) Residential density and units per acre.
- (c) (PUD Only) Total floor area ratio for each type of use.
- (d) Total area in passive open space.
- (e) Total area in active developed recreational open space.
- (f) Total number of off-street parking and loading spaces.

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Technical Review
(Continued)

☐ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☒ Location and size in acres of school sites, as applicable.

☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☐ A stormwater management plan (section 35-B119)

**This development has vested rights (VRP # 03-12-019) and is thus subject to development ordinances in place at the time development was started. This plan or submittal does not reflect all the items or requirements as stipulated on this application.*

Owner or Authorized Representative:

I certify that the Master Development Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Chris Overstreet

Signature: [Signature]

Date: 3-22-04

Phone: 512-342-7818

Fax: 512-342-0458

E-mail: chriso@centexda.com

04 MAR 22 AM 7:09
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

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City of San Antonio
Planning Department
Master Development Plan Section



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____

Plat Name: OLIVER RANCH ROAD P

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX 78216

Phone # (210) 375-9000 Fax #: (210) 375-9010 E-mail: d-thompson@pape-dawson.com

Planning Department

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11 " Reduced Copy (MDP's and PUD)
- ☐ Storm Water Management Plan (MDP's and PUD)

N/A - THIS IS A MINOR MODIFICATION / AMENDMENT

• (Plats Only):

4 copies (folded) with **Planning Department Request for Review form** (attached):
 (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

• (Master Development Plans and PUD Plans): 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

☐ Accepted

☐ Rejected

04 MAR 32
CITY OF SAN ANTONIO
PLANNING DEPT.
OFFICE

Completeness Review By: _____ Date: _____

** MINOR AMENDMENT / NOT SUBJECT TO CITY AGENCY REVIEW. REVIEW FORMS NOT ATTACHED.*



CITY OF SAN ANTONIO

June 16, 2004

Mr. Drake Thompson

Pape-Dawson Engineers, Inc.
555 Ramsey
San Antonio, TX 78216

Re: Oliver Ranch (Amendment)

POADP # 662-D

Dear Mr. Thompson:

The City Staff Development Review Committee has reviewed Oliver Ranch Subdivision Preliminary Overall Area Development Plan (Amendment) # 662-D. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- This amendment was the result of a change in Land use and could possibly cause the loss of Vested Rights due to the change.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Thompson
Page 2
June 16, 2004

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Rod Sanchez
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County

HPK VENTURES, LTS 11-01

CANYON SPRINGS
512-335-7611
12416 HYMEADOW DR., STE. 101
AUSTIN, TX 78750

1168

30-1328/1140

DATE 3-22-04

PAY
TO THE
ORDER OF

City of San Antonio

\$ 500.00

DOLLARS



Security Features
Details on Back



International Bank
of Commerce
San Antonio Branch 210.518.2325

FOR Clear Ranch State greystone

⑈001168⑈ ⑆114013284⑆0014492401⑈

[Signature]

MP

(d) Decision**(1) Type of Decision**

Within thirty (30) days after certification that the application is complete, the Director of Planning shall render his decision approving, denying, or approving the application with conditions. The decision of the Director of Planning shall be considered a ministerial process (see § 35-401(b)(3) of this Article).

(2) Appeal

The Planning Commission is hereby granted jurisdiction to consider an appeal by an applicant and to affirm or to reverse, in whole or in part, the decision of the Director based on any error in an order, requirement, decision, or determination made by the Director in approving, denying, or attaching a condition to the Master Development Plan.

A notice of appeal shall be submitted within thirty (30) working days following receipt of a written denial by the Planning Director. A Notice of Appeal shall be in writing and shall provide a chronological listing of the dates and meetings held during the course of consideration of the Master Development Plan. In addition the notice must outline in writing the specific justifications supporting the appeal. In considering the appeal the Planning Commission shall not waive any of the standards or regulations set forth in this Chapter.

(e) Approval Criteria

No Master Development Plan shall be approved unless it conforms to all applicable requirements of Article 5 of this Chapter. The Director must approve a Master Development Plan that is required to be prepared under this Section and that satisfies all applicable regulations.

(f) Subsequent Applications

Master Development Plan (Not Applicable)

(g) Amendments**(1) Classification**

Amendments to a previously approved plan shall be classified as a minor or major revision. Minor amendments may be administratively accepted and will not be subject to review by City agencies and departments. Within twenty (20) working days after filing of the proposed amendments, required items and information, the Director of Planning shall provide a written response indicating whether or not the revised Master Development Plan has been accepted as a minor or major amendment.

(2) Applicability

Minor amendments include the following:

- 1 • Changes to the timing or phasing of the Proposed Development provided the use and overall geographic land area remains the same.
- 2 • Adjustment of unit boundaries within tracts or parcels adjoining the outer boundaries of the Master Development Plan provided the use and overall geographic land area remains the same.
- 3 • A reduction in the number of proposed platted lots provided the use and overall geographic land area remains the same.
- 4 • A decrease in overall residential density.
- 5 • Updating of ownership or consultant information.
- 6 • A decrease in the overall land area, provided the initial design is maintained.
- 7 • Master Development Plan or subdivision plat name change.
- 8 • change in internal street circulation pattern not increasing the number of lots or lowering the connectivity ratio.

- All other revisions shall be classified as major amendments and shall be processed in the same manner as the initial Master Development Plan submittal. ●

(h) Scope Of Approval

- (1) An approved Master Development Plan shall remain valid in accordance with the following time frame:
 - A. The Master Development Plan shall expire unless a final plat is approved within eighteen (18) months from the approval of the Master Development Plan that plats, at least twenty (20) acres or eight (8) percent of the net area of the Master Development Plan area or that requires at least five hundred thousand dollars (\$500,000.00) in infrastructure expenses if the Master Development Plan is one thousand (1,000) acres or less or at least one million dollars (\$1,000,000.00) if the Master Development Plan is more than one thousand (1,000) acres.
 - B. Further, an approved Master Development Plan shall expire unless fifty (50) percent of the net area within the approved Master Development Plan is the subject of final plats or development within ten (10) years from the date of approval of the Master Development Plan. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net area within the Master Development Plan has been platted or developed. Unless specific provisions to the contrary exist in an individual ordinance or City Code provision, the filing of an amending minor Master Development Plan (see § 35-412(g)(2), plat, or replat will not result in a loss of permit rights an abandonment of the original Master Development Plan provided that the required area of acreage within the Master Development Plan platted or value of infrastructure expenses do not fall below the amounts indicated above as a result of the amendment or replat.
- (2) Development activities subject to the requirements of this Section may be carried out only in substantial conformance with the approved Master Development Plan and any conditions or restrictions attached thereto. Any deviation from the approved Master Development Plan unless approved in advance and in writing by the Director, shall be deemed a violation of this Chapter.

(i) Recording Procedures

Robert Lombrano

From: Robert Lombrano
Sent: Friday, June 04, 2004 2:31 PM
To: 'dthompson@pape-dawson.com'
Cc: Michael Herrera; Robert Lombrano
Subject: OLiver Ranch Amendment #662-D

Drake,
Would like to know the status of this project.

Thanks

Robert L.Lombrano
Comprehensive Planning
Planner II
207-5014

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, April 15, 2004 9:05 AM
To: 'DTHOMPSON@PAPE-DAWSON.COM'
Cc: Michael Herrera; Robert Lombrano
Subject: Oliver Ranch MDP 662-D

Drake,

Oliver Ranch MDP will have to be resubmitted, along with a new and complete application and package.

Oliver Ranch does not qualify for an administrative approval.

If I can be of assistance don't hesitate to contact me.

Thank you

**Robert L.Lombrano
Comprehensive Planning
Planner II
207-5014**

Robert Lombrano

From: Michael Herrera
Sent: Wednesday, April 14, 2004 9:03 AM
To: 'Drake Thompson'; Robert Lombrano
Cc: Roderick Sanchez; Norbert Hart
Subject: RE: Oliver Ranch MDP 662-D

Drake, I would direct you to Page Two (2), D, Project or Tract, under definitions of the saws contract. Then follow to page 3, (G,) Project Master plan hence "POADP" and land uses. Your proposed amendment effectively changes Residential to Commercial therefore changing the project. In addition you are changing from a lower intensity use to a higher. This is really considered a major change. I've discuss your position and commentary with Mr. Hart our attorney and he concurs with my statements to you.

Please let me know were you want to go from here.

Thanks
Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----

From: Drake Thompson [mailto:dthompson@pape-dawson.com]
Sent: Tuesday, April 13, 2004 6:35 PM
To: Robert Lombrano
Cc: Michael Herrera
Subject: RE: Oliver Ranch MDP 662-D

Michael

I would agree with you on the note if the Vested Rights for Oliver Ranch were based on the POADP. However, the vested rights for this property are based on the underlying sewer contract as evidenced by the Vested Rights Permit (VRP # 03-12-019) and not a land plan. It would be incorrect to state the vested rights for this parcel will be lost upon completion of the land use change because the Vested Rights are not based a previous land plan.

Drake Thompson, P.E.
Project Manager
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216
Phone (210)-375-9000
Fax (210)-375-9010
Email dthompson@pape-dawson.com

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]

Sent: Tuesday, April 13, 2004 9:28 AM

To: dthompson@pape-dawson.com

Cc: Robert Lombrano; Michael Herrera

Subject: Oliver Ranch MDP 662-D

Drake,

Cloud the area that is being modified.

Show Note on the Plans: (This Commercial Tract was increased from 1.06 Ac. to 6.18 Ac., Therefore it loses

Vested Rights based on the change in Land Use Altering the Project.)

Submit 8 updated plans and (1) updated 8 1/2" x 11" .

Thank you

Robert L.Lombrano

Comprehensive Planning

Planner II

207-5014

TRANSMITTAL



To: CITY OF SAN ANTONIO - DEVELOPMENT SERVICES

Date: 3/31/04

Attn: MIKE HERRERA

1901 S. ALAMO

Re: OLIVER RANCH PUD/POADD AMENDMENT

QUANTITY	DESCRIPTION
<u>1 EA</u>	<u>APPLICATION W/FEE</u>
<u>1 EA</u>	<u>TECHNICAL REVIEW</u>
<u>15 EA</u>	<u>PUD/POADD PLAN</u>
<u>1 EA</u>	<u>COMPLETENESS REVIEW</u>
<u>1 EA</u>	<u>DIGITAL FILE</u>
<u>1 EA</u>	<u>8 1/2" x 11" REDUCED COPY</u>

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

04 MAR 32 AM 7:08
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

From: JIM WELCH FOR DRAKE THOMPSON Project No.: 5439-20

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com